



JonathanWright
estate agents



Bardufoss, Church Road, Eardisland, HR6 9BP. £485,000

**Bardufoss, Church Road
Eardisland
HR6 9BP**

£485,000

PROPERTY FEATURES

- **Detached Bungalow**
- **4 Bedrooms**
- **Open Plan Dining Room**
- **Lounge**
- **Fitted Kitchen**
- **Newly Fitted Shower Room**
- **Large Gardens**
- **Detached Garden Workshop & Garden Office**
- **Detached Garage & Parking For Many Vehicles**
- **Village Location**

To view call 01568 616666



JonathanWright
estate agents



Situated in the pretty village of Eardisland a detached modern bungalow standing in a large plot and offering double glazed and oil fired centrally heated accommodation having a porch, lounge, open plan dining room, modern fitted kitchen with appliances, utility room, 4 bedrooms, newly fitted shower room, large gardens, parking for many motor vehicles and a detached garden workshop and also a garden office, ideal for working from home. The pretty village of Eardisland has good facilities, including 2 village inns, village church, community hall and riverside walks. The full particulars of Bardufoss, Church Road, Eardisland are further described as follows:

The property is a detached bungalow, timber framed with a brick skin. An entrance door opens into an enclosed porch having lighting and a door opening into a dining room.

The dining room has a feature arch, lighting, power points, panelled radiator and open plan into the lounge.

The lounge has a feature fireplace wood burning stove inset, 2 windows, lighting, power, a panelled radiator.

From the dining room a door opens into the kitchen/breakfast room. The modern fitted kitchen has units to include an inset one and a half bowl, single drainer sink unit, working surfaces with base units of cupboards and drawers. There is an inset, 4 ring ceramic hob, extractor hood with lighting over and a fan assisted electric oven with grill under. The kitchen has space with plumbing for a dishwasher and washing machine, room for fridge and freezers, breakfast bar, eye-level cupboards, spotlighting, several windows to side and rear, ceramic tiled floor, panelled radiator and a door opening into the utility room.

The utility room has a ceramic tiled floor opening window door to the rear and also houses the oil fired boiler, heating hot water and radiators as listed.

From the dining room a door opens into an inner hallway with access to the airing cupboard and doors off to the bedrooms.

Bedroom one has a window to front, lighting, power, radiator and fitted wardrobes.

Bedroom two has a window to front, fitted wardrobes, lighting, power and a panelled radiator.

Bedroom three has a window to rear, lighting, power and a panelled radiator.

Bedroom four has a window to rear, lighting, power and a panelled radiator.

From the inner hallway a door opens into the recently fitted family shower room with a large, easy walk-in shower, a low flush W.C. to side, vanity wash hand basin, ceramic tiling to ceiling height throughout, including a window sill with a double glazed widow to rear. There is also a matching ceramic tiled floor, lighting, extractor fan and a vertical heated towel rail/radiator.

OUTSIDE.

The property is approached to the front across a long tarmacadam and private driveway to a tarmacadam forecourt with parking for several motor vehicles and easy access into the double garage.

GARAGE.

The garage has lighting, power and 2 pairs of double opening doors.

To the side of the garage is an additional parking area, lawned gardens to side, mature hedging, fencing and a pathway leading round to the rear.

REAR GARDEN.

The garden has private lawned gardens, further lawns, a modern oil tank feeding the oil central heating system, a timber built workshop and to the side is an office, well kitted out for working from home.

SERVICES.

Mains electricity, mains water, private drainage, oil fired central heating and telephone to BT regulations.

ROOMS AND SIZES

Porch

Dining Room 5.49m x 2.87m (18' x 9'5")

Lounge 6.63m x 3.45m (max) (21'9" x 11'4" (max))

Kitchen/Breakfast Room 5.23m x 2.34m (17'2" x 7'8")

Utility Room 2.29m x 1.63m (7'6" x 5'4")

Bedroom One 4.11m x 2.97m (13'6" x 9'9")

Bedroom Two 3.43m x 3.10m (11'3" x 10'2")

Bedroom Three 3.58m x 2.92m (11'9" x 9'7")

Bedroom Four 2.82m x 2.36m (9'3" x 7'9")

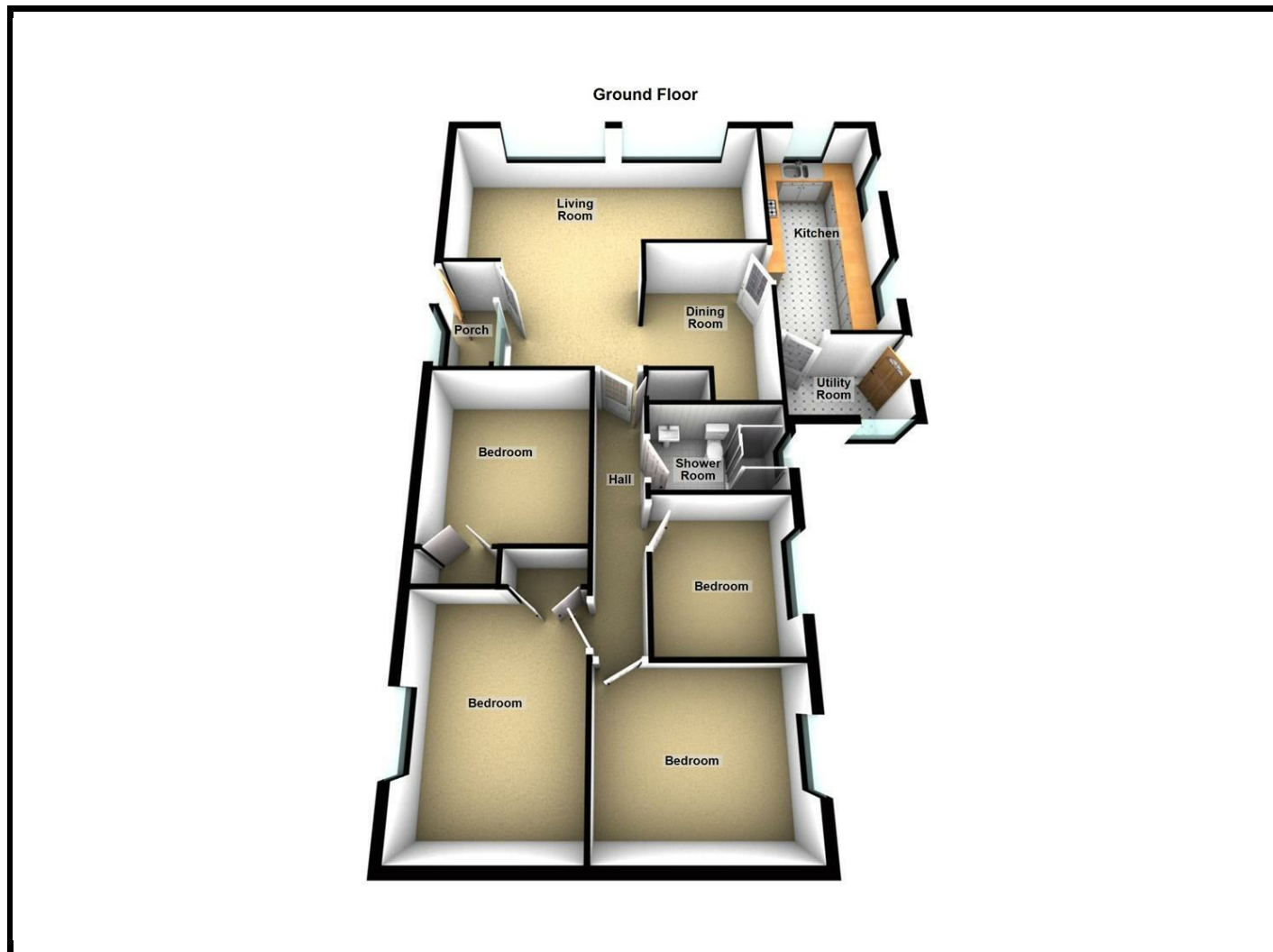
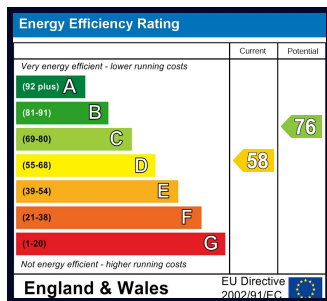
Family Shower Room

Double Garage 5.69m x 4.98m (18'8" x 16'4")

PROPERTY INFORMATION

Council Tax Band - E

Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.